

Board of Adjustment

Agenda

TRENT MONTAGUE – Chair	
SHELLY ALLEN	MARK FREEMAN
TYLER STRADLING	CHAD CLUFF
WADE SWANSON	GREG HITCHENS

RESULTS

March 11, 2014
City Council Chambers – Lower Level
57 East First Street

4:30 p.m. STUDY SESSION

- A. Zoning Administrator's Report
 - 1. Board of Adjustment by-laws
 - 2. Recent zoning ordinance amendments
- B. Discussion of items listed on the Public Hearing Agenda

5:30 p.m. PUBLIC HEARING

- A. MINUTES FROM THE FEBRUARY 14, 2014 MEETING.
- B. CONSIDER PROPOSED REVISIONS TO THE BY-LAWS OF THE BOARD OF ADJUSTMENTS.
 - a. By-law modifications
Board Decision: Approved with conditions (5-0) (Absent – Boardmembers Cluff and Swanson)
- C. CONSENT AGENDA: Items listed with an asterisk (*), below, will be added to the Consent Agenda. All items on the Consent Agenda will be considered as a group by the Board of Adjustment and will be enacted with one motion. There will be no separate discussion of these items unless a Boardmember or a citizen so requests. If a request is made, the item will be removed from Consent Agenda and considered as a separate item following adoption of the Consent Agenda.
- D. THE FOLLOWING CASES (PUBLIC HEARING):

- *1. BA13-045 960 North Riverview (District 1) – Requesting a Special Use Permit to allow a wireless communication facility to exceed the maximum height allowed in the PS-PAD zoning district. (PLN2013-00392) (Continued from the February 11, 2014 hearing)

Staff Planner: Angelica Guevara

Staff Recommendation: Approval with Conditions

Board Decision: Approved with conditions (5-0) (Absent – Boardmembers Cluff and Swanson)

2. BA14-008 The 1300 to the 1400 blocks of South Hawes Road (east side) (District 6) – Requesting a Special Use Permit to allow a Wireless Communication Facility to exceed the maximum height allowed in the AG zoning district. (PLN2014-00022)

Staff Planner: Wahid Alam

Staff Recommendation: Approval with Conditions

Board Decision: Continuance to the April 8, 2014 meeting (5-0) (Absent - Boardmembers Cluff and Swanson)

- *3. BA14-010 1860 South Stapley Drive (District 3) – Requesting a Special Use Permit to allow a Wireless Communication Facility to exceed the maximum height allowed in the LI zoning district. (PLN2014-00023)

Staff Planner: Lesley Davis

Staff Recommendation: Approval with Conditions

Board Decision: Approved with conditions (5-0) (Absent - Boardmembers Cluff and Swanson)

- *4. BA14-011 1429 East Flossmoor Avenue (District 4) – Requesting a Variance to allow an encroachment into the required side yard in the RS-6 zoning district. (PLN2014-00043)

Staff Planner: Wahid Alam

Staff Recommendation: Continuance to the April 8, 2014 Hearing

Board Decision: Continuance to the April 8, 2014 meeting (5-0) (Absent - Boardmembers Cluff and Swanson)

- *5. BA14-012 1918 East McKellips Road (District 1) – Requesting a Special Use Permit to allow an animal kennel in the LC zoning district. (PLN2014-00045)

Staff Planner: Kaelee Wilson

Staff Recommendation: Approval with Conditions

Board Decision: Approved with conditions (5-0) (Absent - Boardmembers Cluff and Swanson)

- *6. BA14-013 1614 North Mesa Drive (District 1) – Requesting a Special Use Permit and a Development Incentive Permit to allow the development of an Assisted Living Facility in the OC zoning district. (PLN2014-00056)

Staff Planner: Lisa Davis

Staff Recommendation: Continuance to the April 8, 2014 meeting

Board Decision: Continuance to the April 8, 2014 meeting (5-0) (Absent – Boardmembers Cluff and Swanson)

- *7. BA14-014 146 West Baseline Road (District 3) – Requesting a Special Use Permit to modify an existing Comprehensive Sign Plan within the LI-PAD zoning district. (PLN2014-00073)

Staff Planner: Kim Steadman

Staff Recommendation: Approval with Conditions

Board Decision: Approved with conditions (5-0) (Absent – Boardmembers Cluff and Swanson)

- *8. BA14-015 1550 West Southern Avenue (District 3) – Requesting a Substantial Conformance Improvement Permit to allow the redevelopment of a vacant group commercial center within the LC zoning district. (PLN2014-00069)

Staff Planner: Angelica Guevara

Staff Recommendation: Continuance to the April 8, 2014 meeting

Board Decision: Continuance to the April 8, 2014 meeting (5-0) (Absent – Boardmembers Cluff and Swanson)

OTHER BUSINESS:

- E. **ITEMS FROM CITIZENS PRESENT.**